



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

Memorandum

Date: October 22, 2015

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Jillian M. Harris, AICP, Planning & Zoning Administrator

Subject: **Hank Balch of Green Bear Signs & Graphics, LLC. (petitioner) and Vault Motor Storage (owner)** – Variance under Section 17.10.3 of the Zoning Ordinance to permit an additional 160 sf. ground sign whereas a 63 sf. ground sign was permitted at 526 D.W. Highway in 2014. The parcel is located at 526 D.W. Highway in the C-2 (General Commercial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 5D-2, Lot 001. Case # 2015-39.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background:

The subject property is an 8.353 acre parcel located at 526 DW Highway in the C-2 (General Commercial) District and Elderly, Aquifer Conservation, and Wellhead Protection Overlay Districts. The property is serviced by public water (MVD) and sewer. The site is abutted by commercial property to the east, Eversource (PSNH) property to the west, commercial and multi-family residential to the south, and the FE Everett Turnpike to the north.

The property is currently the site of Vault Motor Storage (formerly Zylas) and was recently approved for a 44,000 s.f. building located in the back of the lot for additional storage of vehicles, boats and RV's (same as the existing buildings). The petitioner, Hank Balch of Green Bear Signs, seeks to erect a 160 square foot ground sign in the back of the lot facing the Everett Turnpike. The site has an existing 63 square foot ground sign on Daniel Webster Highway that will remain on-site. A 64 square foot ground sign is permitted on the site per Section 17.10.3 of the Zoning Ordinance and therefore relief is required for any additional ground sign area. Please see the petitioner's information in the packet for more on how the sign is designed.

From the approximate site location plans submitted the proposed sign appears to meet applicable setbacks. The Board should keep in mind that the Petitioner will need to follow the Town's sign regulations as stated in Section 17 of the Zoning Ordinance and Section 11.10 (Illuminated Signs) of the Subdivision and Site Plan Regulations and obtain sign permit(s) in order for the site to be in compliance.

Standard of Review:

It is the burden of the Petitioner to demonstrate that the five requirements for the granting of the variance from Section 17.10.3 of the Zoning Ordinance to allow an additional 160 sf. illuminated ground sign whereas 64 sf. is allowed.

Cc: Correspondence & Zoning Board File
Ec: Hank Balch/Green Bear Signs, petitioner
526 DW, LLC., owner
Carol Miner and Fred Kelly, Building Department